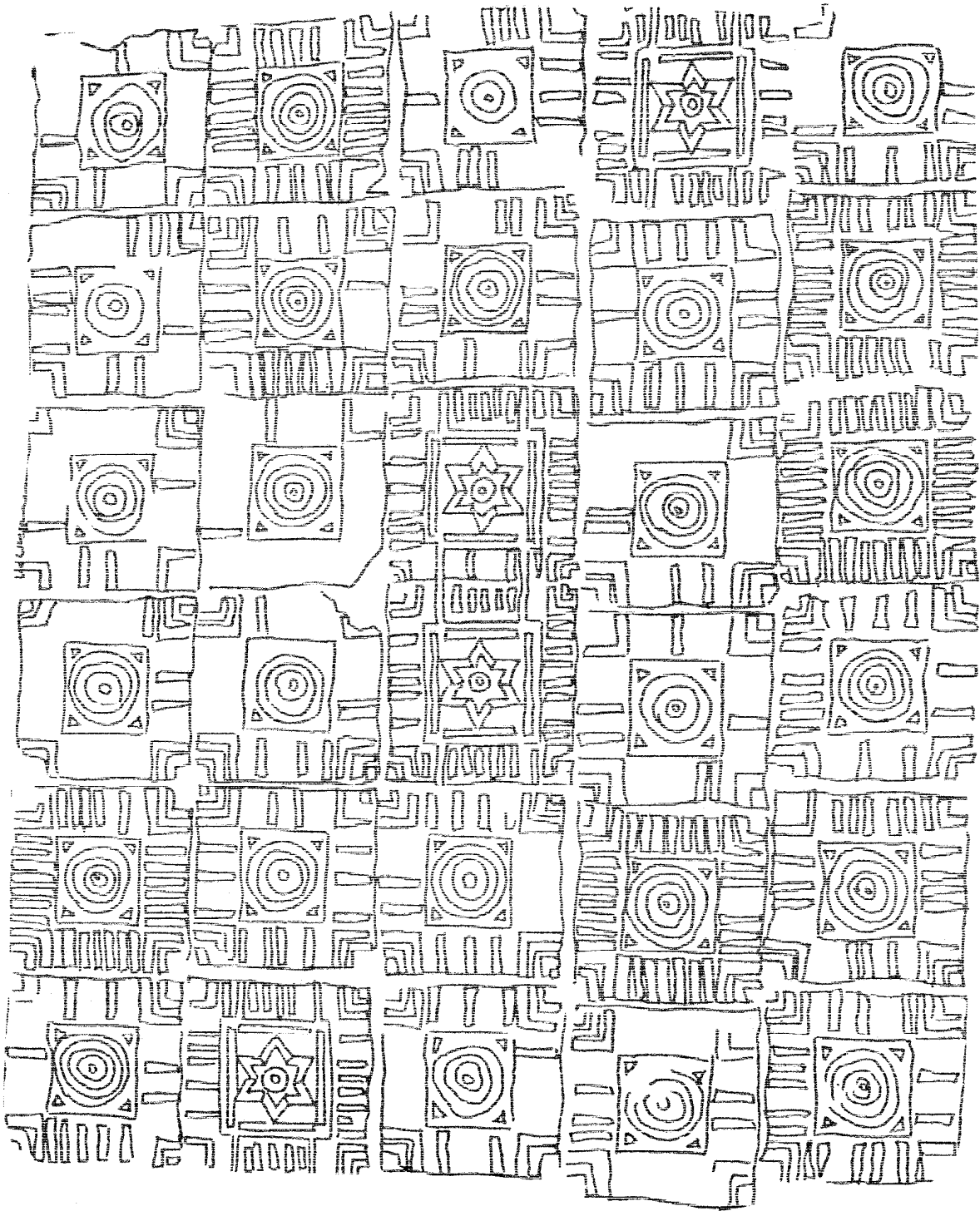

GUIDELINES FOR PRIVATE SITE ELEMENTS



9 GUIDELINES FOR PRIVATE SITE ELEMENTS

The relationships between buildings within an historic district and the landscape features within a property's boundary - or the building site - help define the historic character of the area. They should be considered an important part of any project to be reviewed. The following criteria should be considered integrally when applying **Guidelines for New Construction** and **Guidelines for Rehabilitation**.

Private site elements are generally associated with private responsibilities and involve a concern for retaining, preserving, and maintaining existing elements as well as the creation of new elements within a given site. These elements can include driveways, walkways, out buildings, garages, lighting, fences, walls, benches, terraces, signs, fountains, berms, drainage ditches, trees, planting, and archeological features. All of the following criteria apply to both improvements and modifications relating to rehabilitation projects and new construction.

All site improvements and modifications should be compatible with the character of existing adjacent sites in order to reinforce the overall character of the district. All site elements should relate to individual features, materials and their arrangement to provide "walls of continuity" along the street and to enhance the building on the site.

9.1 SITE FEATURES

Recommended

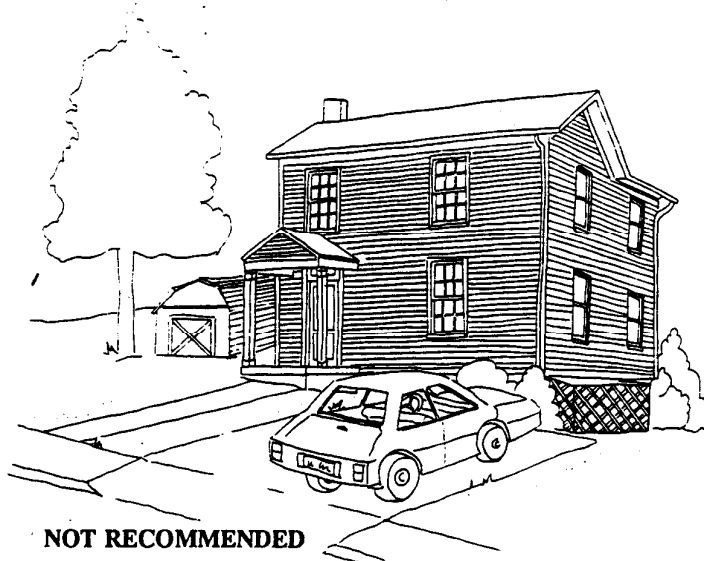
All modifications to, or the addition of, site features such as garages, other structures, parking areas, drives, etc. should be compatible with the existing adjacent sites and the building. They should contribute to the site's character and not detract from the building or the surrounding area.



RECOMMENDED

Not Recommended

Discourage new site features varying significantly from the surrounding conditions or detracting from the building or the surroundings. For example, parking areas, garages or storage buildings (particularly the prefabricated metal type) should not be built near the front of the building or in areas visible from the street.



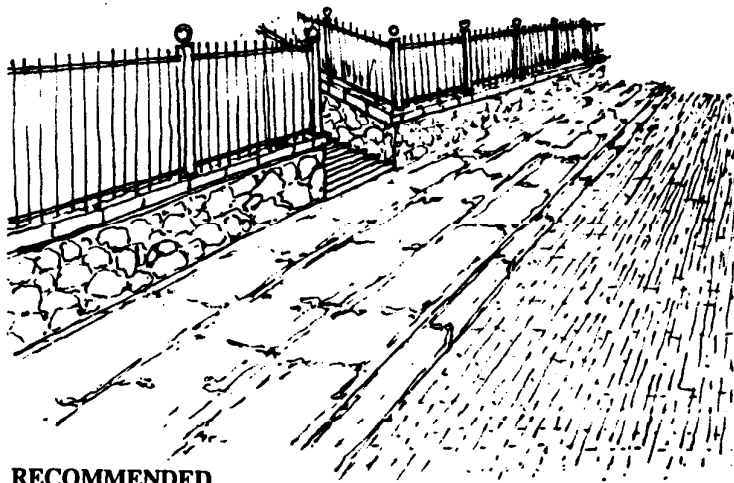
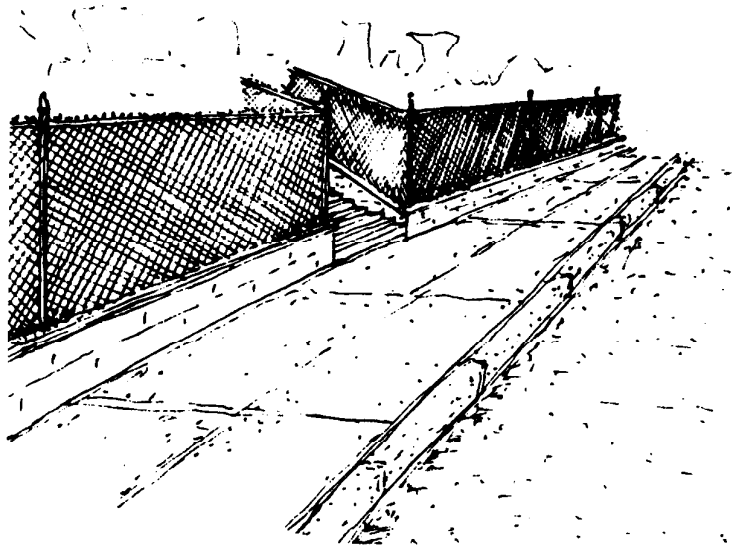
NOT RECOMMENDED

9.2 WALLS AND FENCES**Recommended**

Walls and fences, including gates, are a consistent and dominant element throughout the districts. Stone walls, hedges, cast and wrought iron fences, and gates are the dominant existing materials and their use should be continued where appropriate. Maintenance and repair of existing walls and fences is important and should be carried out in lieu of replacement by another material.

Not Recommended

Discourage the use of walls, fences, and gates which are incompatible with the surrounding sites or inappropriate to the existing site conditions. For example, chain-link, split rail, or stockade fences should be discouraged in areas where iron fences predominate or no fences are used or are necessary. Similarly, concrete or concrete block walls should be discouraged in areas where stone walls or hedges predominate. Remove incompatible walls and fences where possible.

**RECOMMENDED****NOT RECOMMENDED**

9.3 GROUND SURFACES

Recommended

Ground surface materials such as paving, ground cover planting, and terraces should be compatible with the existing adjacent sites, existing site conditions, and the character of the building. Compatibility with public sidewalk materials should be encouraged.

Not Recommended

Discourage the use of ground surfaces that vary significantly from the surrounding conditions, do not fit the site configuration, or detract from the character of the building. For example, front yards that have an extensive mixture of concrete paving materials and walks with little

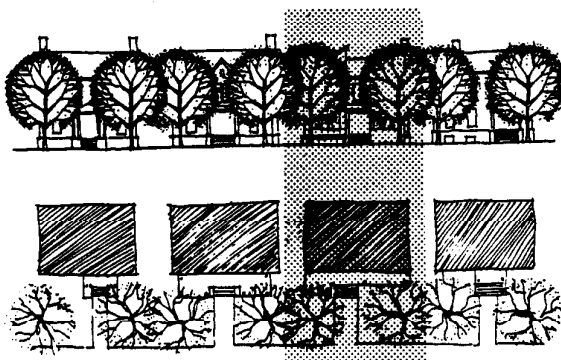
grass or ground cover planting should be avoided where the surrounding sites have large areas of grass or ground cover and few paved areas. Hard surfaced paving such as walks should not conflict in character with adjacent sidewalk materials.

9.4 PLANTING

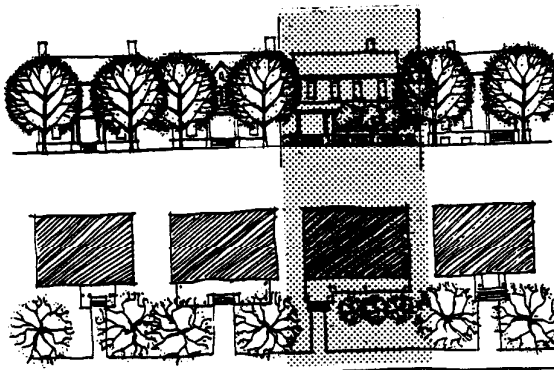
Recommended

Private landscaping plays a major role in determining the overall character of the districts and provides continuity. Efforts should be made to relate what is done on one site with that of its neighboring sites. In many instances, large trees on private property along the streets and sidewalks contribute to the "avenue" effect of many of the streets in the districts. The continuation of this precedent should be encouraged. Periodic maintenance should be carried out to insure the proper health and appearance of landscaping.

tribute to the continuity of street trees along the street should be avoided.



RECOMMENDED



NOT RECOMMENDED

Not Recommended

Planting that detracts from the character of the neighborhood. For example, the use of mixed shrubbery, evergreen trees, and small ornamental trees in an area where lawns with large shade trees prevail is inappropriate. Removing existing shade trees or not providing them where they might con-

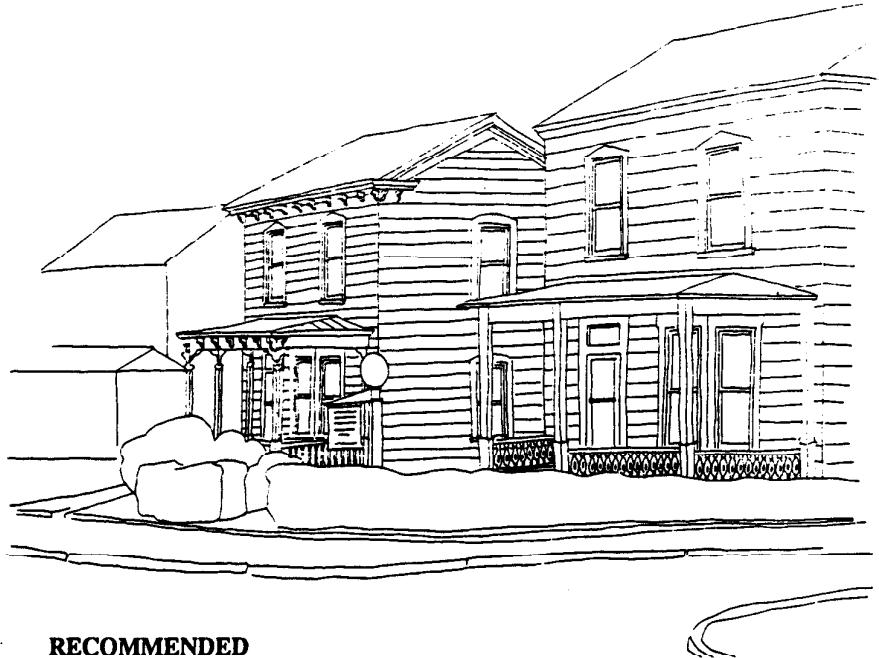
9.5 LIGHTING

Recommended

The character of lighting fixtures should be understated and compatible with the residential quality of the surrounding area and the building. Light levels should provide for adequate safety yet not detract from or overly emphasize the site or building. Often existing porch lights are sufficient for most residences.

Not Recommended

Light fixtures and levels of light that are so bright that they detract from or overemphasize the site, the building and their surroundings. For example, numerous "crime" lights or bright floodlights illuminating a building or site should be discouraged particularly where surrounding lighting is subdued.



RECOMMENDED

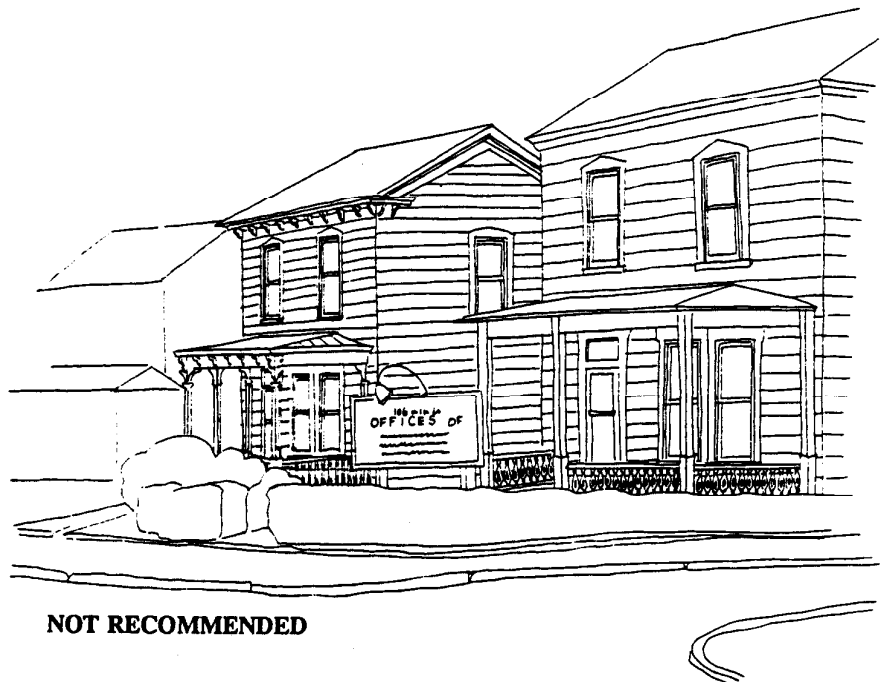
9.6 SIGNS

Recommended

Private signs should be minimized and/or utilized in an understated manner in residential areas. Where necessary, signs should be small, subtle in color and placed where they do not detract. Small signs mounted on buildings are generally preferable to free standing signs.

Not Recommended

Discourage signs that detract because of size, color, lighting, or placement. For example, a large, brightly lighted, and colorful sign near the sidewalk entrance should be discouraged.



NOT RECOMMENDED

9.7 UTILITIES

Recommended

Necessary utilities and other site appurtenances, such as overhead wires, utility poles, antennae, and exterior heat exchangers, should be placed in locations where they are least likely to detract or be screened with landscaping. Placing utility services underground is encouraged.

Not Recommended

Discourage locating utilities and other site appurtenances where they detract from the site as seen from the street and other areas visible to the public. For example, highly visible overhead utilities connecting to the front facade should be relocated to less visible areas or placed under-

ground. Similarly, heat exchangers and utility meters should be placed at the rear or along an inconspicuous side of a building.